

**Part A**

**Lease:**

How long is left on the lease?

123 Years

Service charge amount and what does it include?

£2085 to include all general maintenance and reserve fund

Ground rent amount?

£235 Per Annum

Details of any future ground rent reviews?

Increased in line with RPI every 10 years

Freeholder?

Long Term Reversions (Torquay) Limited 16-18 Warrior Square Southend On Sea SS1 2WS

Managing Agent?

Glide Property Management Unit 6 Fleetsbridge Business Centre Upton Road Poole BH17 7AF

Are there any deed of variations to the lease?

Yes - outlining the the development of the 9 flats where a house stood previously

Has the lease been extended or do you have a lease extension valuation?

Yes - November 2022

Is there an option to buy into a share of the freehold, or are any other apartments share of freehold?

No

Has a section 20 been served?

No

Are there any upcoming works?

No

Are there any planned changes to the service charge?

No

Is there a sinking fund, and if so how much is currently held?

TBC

Please provide a copy of your latest AGM notes and service charge demand / management statement.

Latest Service Charge Demand sent separately

Are pets allowed?

Yes

Is the water supplied by a borehole, spring or well?

I believe it is Borehole (Bournemouth Water)

Is the property on mains drainage or private drainage? If private, please provide details of this.

Mains (Bristol Water and Wessex Water)

Is there a water softener?

No

Stop cock location?

Under sink

**Phone and internet:**

Broadband type and indication of speed?

Sky // unsure

Mobile signal / coverage?

Yes - good

**Parking:**

Is there a shared drive or access? If so, who maintains and pays for it?

Shared access. Maintained by Glide Property Management

Is there parking to the property? Please provide information.

One allocated spot per apartment. Display badge provided.

Is there a garage and where is it located?

No - there is a communal bin shed and bike store

**Property construction:**

What year was the property built?

2012

If a new build or newly converted, is the title registered?)

N/A

Is the building pre-fabricated? If yes, who do you insure with?

no / N/A

Is the building thatched? If yes, who do you insure with?

No / N/A

Are there timber windows?

No

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

N/A

Has the property ever undergone any structural work or underpinning?'

No

Has the property ever had subsidence?' If yes, what work has been carried out, please supply documents

No

## **Part B**

Are there any shared areas or boundaries?

Communal Gardens to the rear

Is it a relevant building under the Building Safety Act (11 Meters high or 5 storeys)? If yes, have you served your deed of certificate?

N/A

If yes, have the Freehold served their deed of certificate and what if any works are detailed within this and whose responsibility is the cost of the works? Please provide all correspondence.

N/A

Is it a Registered Building? (18 Meters or higher). Has it been registered? Can you provide a copy of the building's Fire Risk Assessment.

No

Are there any building safety or structural risks you are aware of?

No

Are you aware of there being any asbestos at the property?

No

Do you know of any existing or proposed planning permissions or building works in the area or to the property which will affect your property? (Planning permission expires within 3 years)

No

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

The apartment itself and patio to the rear

Are there any public right of ways, easements or servitudes?

No

Are there any Tree Protection orders in the garden? Are any trees above 50'?

No

Is there any known flood risk of coastal erosion to your property or the local area?

No

Do you have a garden or balcony? If yes, which way is it facing?

Communal Garden - South facing

Which floor is your property on?

Ground floor

How many floors are in the building?

3

Are there any commercial premises within your building? If yes, please provide full details of where and what type of business.

No

Are you aware of any disputes with neighbours or the freeholders?

No

**Other:**

Are you prepared to vacate the property?

Currently Tennanted - will serve notice at time sale is agreed

Have you considered which fixtures and fittings you would leave or take with you?

will leave as is

**Documents:**

Latest Service charge demand / Management statement

Latest AGM notes

Lease